

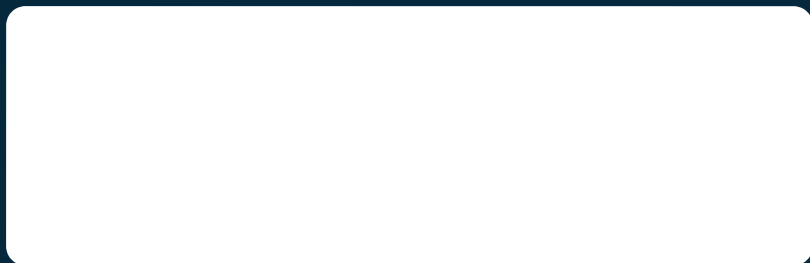


PACIFIC SHIELD HOMES

EXPRESSION OF INTEREST

60sqm 2-Bedroom Premium Residential Dwelling

Engineered for Fiji's tropical climate • Fire rated containment • Solar-powered



PORCH



60sqm Premium Residential Dwelling

A premium 60 sqm 2-bedroom residential dwelling engineered for Fiji’s tropical climate. Features fire rated blockwall construction, Rondo metal stud internal walls with fire rated plasterboard, tiled floors, long run roofing, solar power, fully fitted kitchen and bathroom, and an entrance porch with stone schist posts and powder-coated railings.



60 sqm

Footprint



2 Bed

Layout



5 kW

Solar



Tiled

Floors



Fire Rated Containment
& Solar Power

Blockwork • Long Run Roofing • Tiled Floors



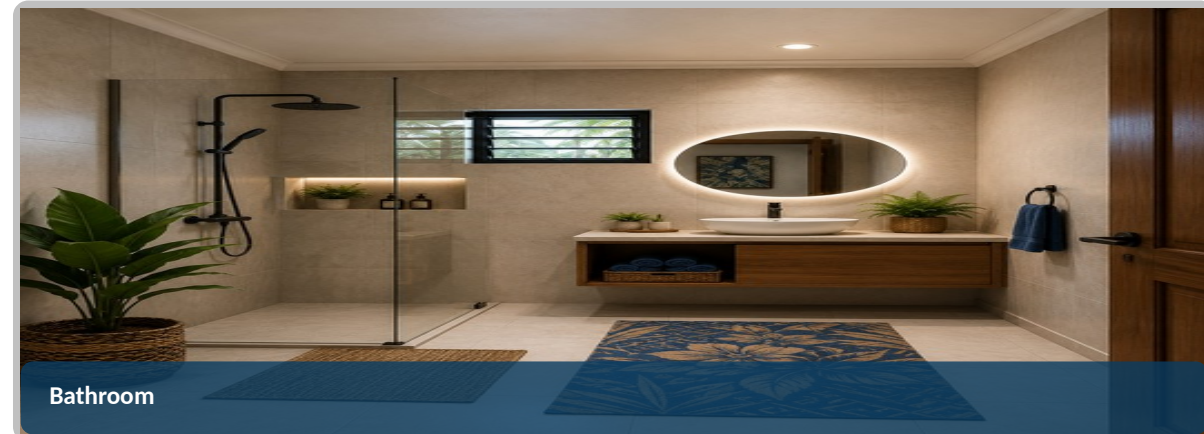
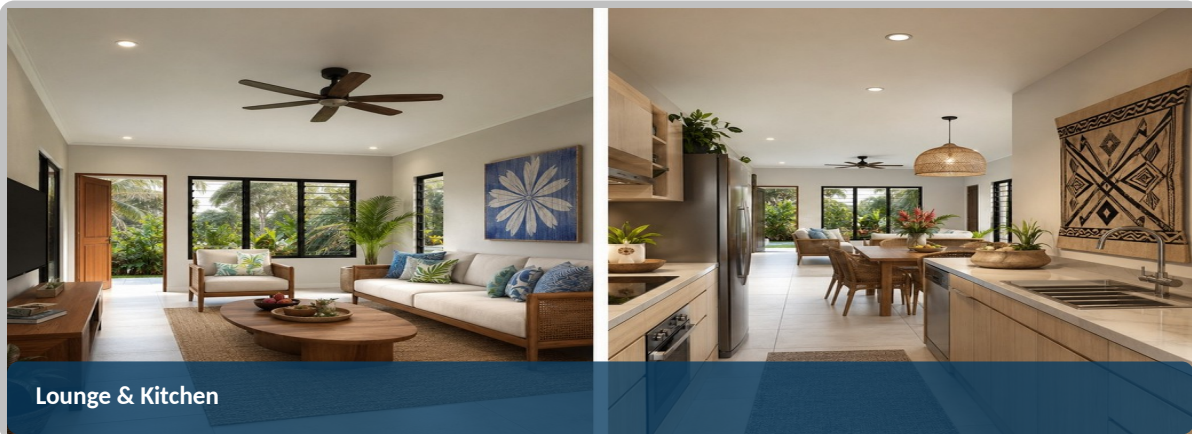
Exterior — Artist's Impression



⚠ Images shown are artist's impressions for concept & design inspiration only. Actual finishes, fixtures and fittings may vary. Some fixtures depicted may not be included in the standard specification.



Interior — Artist's Impression

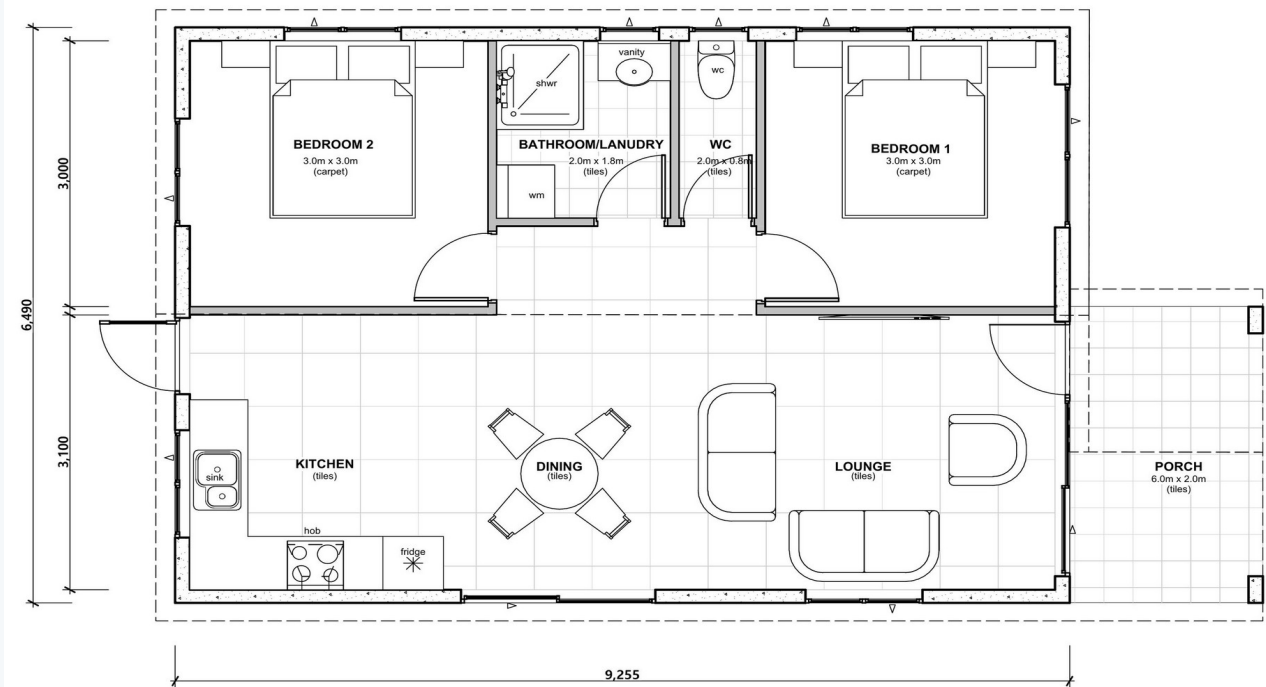
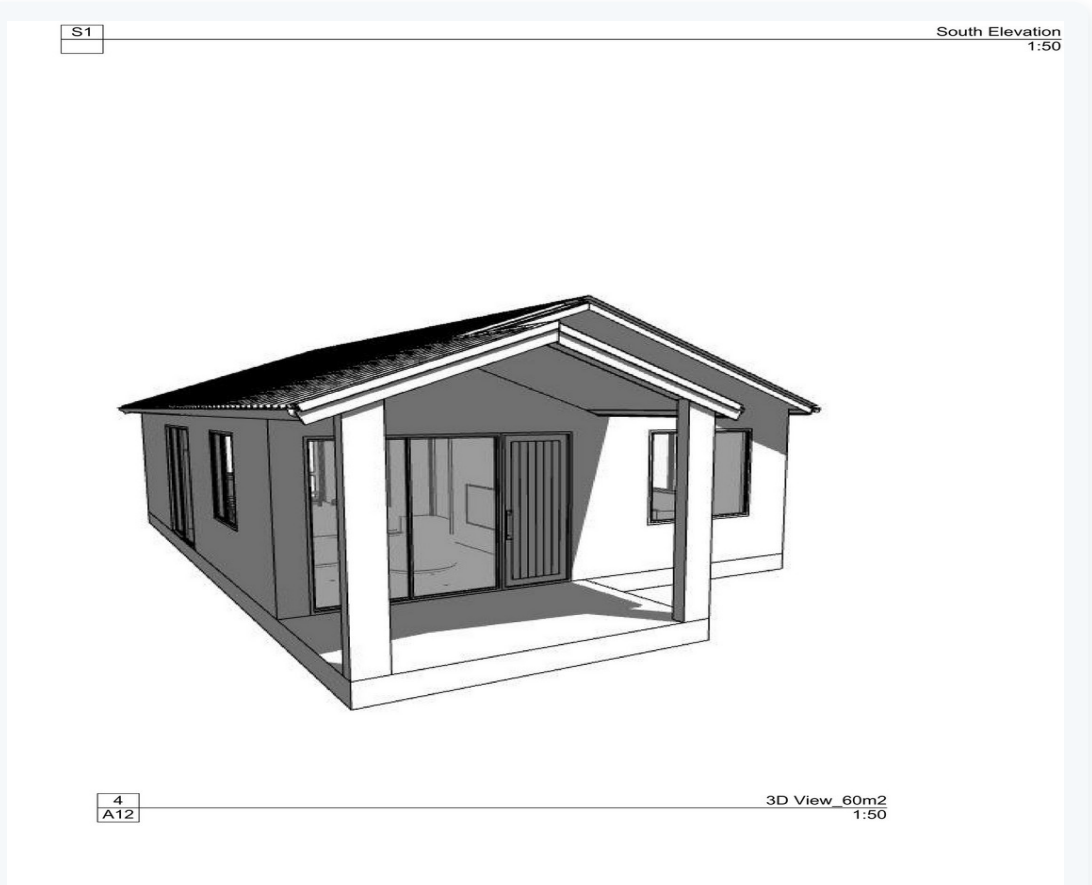


⚠ Images shown are artist's impressions for concept & design inspiration only. Actual finishes, fixtures and fittings may vary. Some fixtures depicted may not be included in the standard specification.



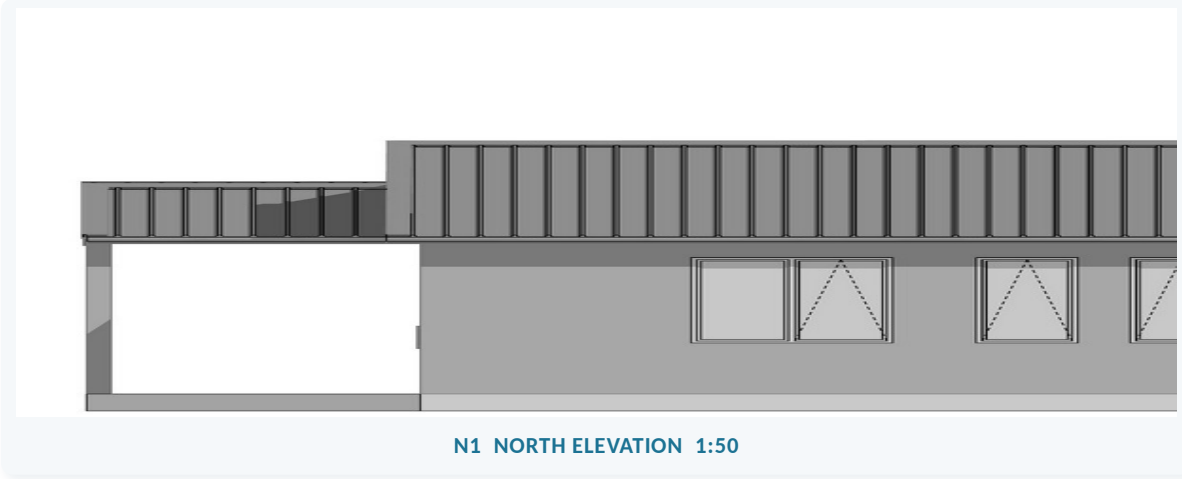
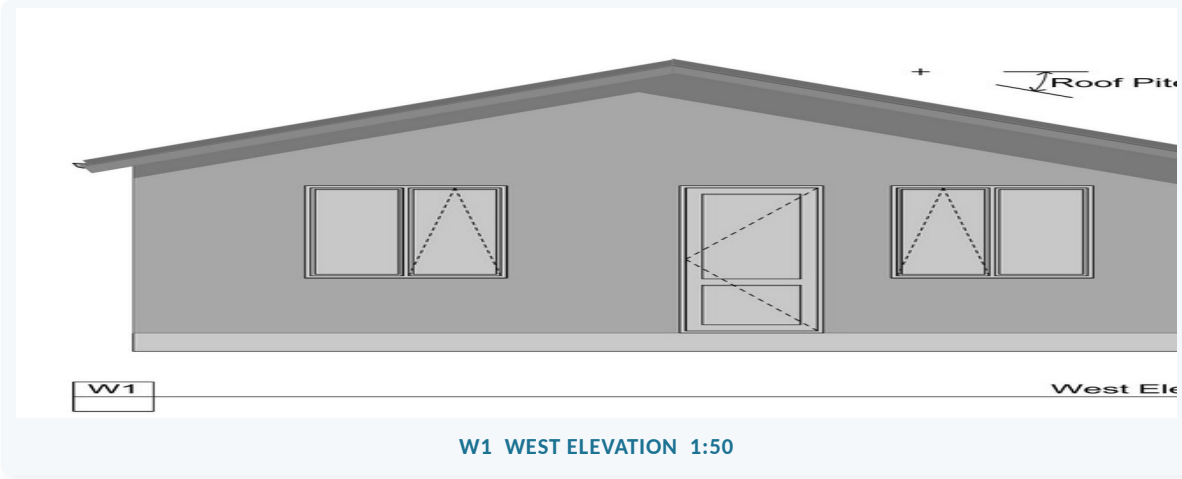
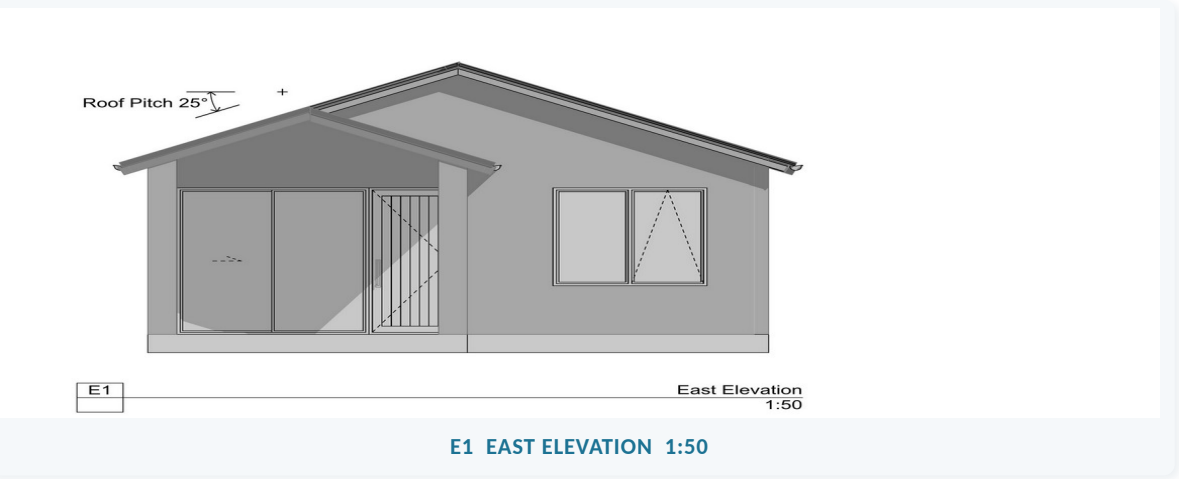
3D View & Ground Floor Plan

Sheet A1 • JPS-XXX/26 • Concept C • SK Designs Ltd • © Pacific Shield Homes



Exterior Elevations

All four exterior elevations at 1:50 • 25° roof pitch • Colorbond/Colorsteel long run roofing



Structural & Exterior Shell



Foundation & Floor

Concrete slab-on-grade with porcelain tile finish throughout — durable, easy-clean, suited to tropical conditions.



External Walls

Fire rated core-filled concrete blockwall — fire containment, superior thermal mass, security and weather resilience.



Roofing

Long run roofing iron on steel trusses and purlins, selected for Fiji's high-wind and heavy rainfall climate.



Joinery

Premium powder-coated aluminium windows with flyscreen protection and efficient single-glazing.



Gutters & Downpipes

Heavy-duty PVC guttering and downpipe system, UV-stabilized for longevity against salt air and intense downpours.



Porch: stone look schist pillar finish with powder-coated steel barrier railings — premium street presence on both build options.

Interior Architecture & Finishes



2.7m

STUD CEILING HEIGHT

Generous volume throughout, enhancing natural air circulation and creating an open, spacious living environment.



Internal Walls — Metal Frame

All internal walls constructed with Rondo metal stud frames lined with fire rated plasterboard — full fire containment across every room, dead-straight finishes and acoustic dampening.



Lighting

Modern, energy-efficient LED downlights recessed throughout all living areas, bedrooms, and service zones for a clean, contemporary ambience.



Premium Amenities & Fit-Out



Luxury Bathroom

Fully tiled floor-to-ceiling bathroom layout, finished to a premium residential standard.



Kitchen & Sink

Water-resistant cabinets with engineered stone benchtop. Includes kitchen sink and tapware — built to last in the tropics.



Air Conditioning

Provision for split-system air conditioning unit(s) — conduit, bracket and power supply point pre-installed.



Porch & Entry

Stone look schist pillar finish with powder-coated steel barrier railings. Premium street presence and kerb appeal.



Power Resilience, Built In



5 kW

FULLY INTEGRATED SOLAR ARRAY

A fully integrated 5 kW solar panel array and inverter system included as standard — offsetting grid dependency, lowering utility costs, and providing reliable power resilience.



Reduced grid dependency & lower monthly bills



Smaller environmental footprint



Power resilience during weather-related outages

Entrance Porch — 2 Bedroom Build

The entrance porch is included in the 2-bedroom build, finished to the same premium standard. Stone look schist pillar cladding and powder-coated steel railings deliver lasting kerb appeal.

Stone Look Schist Posts



Posts clad in stone look schist — a premium textured finish replicating natural stone with high durability. Resistant to salt air, moisture and UV.

Powder-Coated Railings



Structural steel barrier railings with high-grade powder-coat finish. Safe barrier protection that complements the schist post aesthetic.

Covered Entry



Covered outdoor entry space extending living outdoors and protecting the main door.

Porch



Porch is an add-on to the base build cost. Stone schist posts and powder-coated railings included in the porch package.



Investment Summary — 2 Bedroom

SCOPE	INCLUDES	
2 Bedroom Dwelling Build 60 sqm	Fire rated blockwall exterior + all internal walls Rondo metal stud framed with fire rated plasterboard (full room fire containment). 2.7m ceilings, tiled floors, long run roof, PVC gutters & downpipes, tiled bathroom, smart lock entry, water-resistant kitchen with engineered stone benchtop & sink, aircon provision, 5 kW solar.	
Porch Add-On	Stone look schist post cladding with powder-coated steel barrier railings. Covered entrance porch extending living space outdoors.	



Excludes land, consent fees, site works & connections

Figures in FJD • VIP/VEP applicable • Subject to final site assessment and contract terms

Figures expressed in Fijian Dollars (FJD). Subject to final site assessment and contract terms.



Built to the Highest Standard

Every room is a fire rated containment zone. Fire rated core-filled blockwall forms the exterior shell, while all internal walls are Rondo metal stud framed and lined with fire rated plasterboard. Construction is in strict accordance with the National Building Code of Fiji and NZS 3604 methodology.



National Building Code of Fiji

Full statutory compliance across structural, fire, and safety provisions for Fijian residential construction.



NZS 3604 Methodology

Timber & masonry framing practices aligned with New Zealand's benchmark structural standard for wind and seismic resilience.



Full Fire Containment

Every room is a fire rated zone. Fire rated core-filled blockwall exterior and Rondo metal stud internal walls lined with fire rated plasterboard throughout.





Building Resilience. Delivering Trust.

We welcome the opportunity to discuss this Expression of Interest with prospective clients, financial institutions, and local authorities.



EMAIL

info@pacificshieldhomesltd.com

www.pacificshieldhomesltd.com



OFFICE

Villa 12, Belo Circle
Pacific Harbour, Viti Levu



SERVING

Fiji and other Pacific island nations

PREPARED BY • PACIFIC SHIELD HOMES